

ORDINANCE 96-09

TO AMEND THE BLOOMINGTON ZONING MAPS FROM
RM7, RS3.5/PRO6, PUD, AND CA TO PUD,
AND APPROVE THE PRELIMINARY PLAN

Re: 3333 Moores Pike
(Rogers Group Investments, Inc., Petitioner)

WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and repealed Title 21, entitled "Land Use and Development" on May 1, 1995; and

WHEREAS, the Plan Commission has considered this case, PUD-3-96, and recommended that the petitioner, Rogers Group Investments, Inc., be granted PUD designation and preliminary plan approval, and request that the Common Council consider their petition to amend the Bloomington zoning maps from RM7, RS3.5/PRO6, PUD, and CA to PUD and approve the preliminary plan;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the preliminary plan be approved and the property be designated a Planned Unit Development. The property is located at 3333 Moores Pike and is further described as follows:


Part of Section 2, Township 8 North, Range 2 West, Monroe County, Indiana more particularly described as follows:

The South half of the Southeast quarter and the Southeast quarter of the Southwest quarter of said Section, containing 120.00 acres more or less.

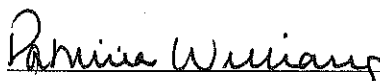
SECTION II. The Preliminary Plan shall be attached hereto and made a part thereof.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

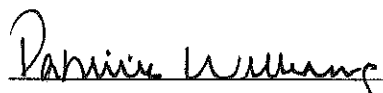
PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 10th day of April, 1996.


JIM SHERMAN, President
Bloomington Common Council

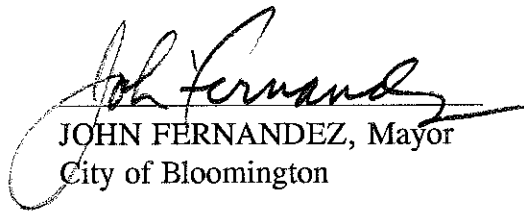
ATTEST:


PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 11th day of April, 1996.


PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 11 day of April, 1996.


JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance designates the 120 acres on what is commonly known as the Rogers Farm as a Planned Unit Development and approves a Preliminary Plan for a mixed residential development with a maximum of 771 dwelling units. While keeping approximately the same number of units, this PUD, in contrast with existing zoning, shifts the higher density parcels from the east to the west side of the site.

Signed copies:
Petitioner
Planning